

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale


Address  
Including suburb and  
postcode 21 BEMBRIDGE CRESCENT, VENTNOR, VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$420,000

### Median sale price

Median price \$445,500 House ☒ Unit ☐ Suburb VENTNOR  
Period 01 July 2016 to 30 June 2017 Source 

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
30 LYMINGTON AVE, VENTNOR, VIC 3922	\$450,000	28/04/2017
5 BINGLEY CRES, VENTNOR, VIC 3922	\$320,000	12/03/2016
14 GURNARD AVE, VENTNOR, VIC 3922	*\$460,000	06/07/2017